

Estimated 10-Year Lease/Facilities Costs for Divisions Included in City Hall Phases 1 and 2

Phase	Division	Location	Lease Expiration	FY17 \$/SF ¹	Square Footage ¹	Annual Lease/Facilities Cost										Total
						FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	
1	Central Services City Manager's Office ²	Lane County PSB 125 E 8th Ave 2nd Floor	August 2017	0.68	10,000	81,955	84,414	86,946	89,554	92,241	95,008	97,858	100,794	103,818	106,933	\$ 939,521
1	Central Services Human Rights & Neighborhood Involvement ³	Atrium Building 99 W 10th Ave Suite 116	N/A	1.50	1,500	27,050	27,726	28,419	29,129	29,857	30,603	31,368	32,152	32,956	33,780	\$ 303,040
Phase 1 Subtotal						\$ 109,005	\$ 112,140	\$ 115,365	\$ 118,683	\$ 122,098	\$ 125,611	\$ 129,226	\$ 132,946	\$ 136,774	\$ 140,713	\$ 1,242,561
2	Central Services Administration + Finance ⁴	Downtown Library 100 W 10th Ave Suite 400	N/A	0.57	8,000	54,405	55,765	57,159	58,588	60,053	61,554	63,093	64,670	66,287	67,944	\$ 609,518
2	Central Services Information Services ⁴	Downtown Library 100 W 10th Ave Suite 450	N/A	0.66	12,000	95,146	97,525	99,963	102,462	105,024	107,650	110,341	113,100	115,928	118,826	\$ 1,065,965
2	Central Services City Prosecutor's Office ³	Atrium Building 99 W 10th Ave Suite 310	N/A	0.95	1,800	20,420	20,931	21,454	21,990	22,540	23,104	23,682	24,274	24,881	25,503	\$ 228,779
2	Planning and Development ³	Atrium Building 99 W 10th Ave	N/A	0.94	33,000	370,477	379,739	389,232	398,963	408,937	419,160	429,639	440,380	451,390	462,675	\$ 4,150,592
2	Central Services Human Resources ⁵	Woolworth Building 940 Willamette St Suite 200	March 2022	1.98	6,393	152,255	155,144	155,154	155,165	155,174	156,142	160,046	164,047	168,148	172,352	\$ 1,593,627
2	Central Services Risk ⁶	Woolworth Building 940 Willamette St Suite 200	March 2022	1.98	4,087	97,349	99,196	99,203	99,209	99,215	99,834	102,330	104,888	107,510	110,198	\$ 1,018,932
2	Central Services Municipal Court ⁷	Roberts Building 1102 Lincoln St	December 2021	2.34	18,000	504,594	511,281	518,159	525,229	532,498	389,884	248,599	254,814	261,184	267,714	\$ 4,013,956
2	Public Works Administration ⁸	Parkview Place 101 E Broadway Suite 400	February 2019	1.50	4,400	79,426	81,412	83,447	85,533	87,671	89,863	92,110	94,413	96,773	99,192	\$ 889,840
2	Public Works Engineering ⁹	Wells Fargo Building 99 E Broadway Suite 400	December 2018	1.07	22,348	287,949	293,318	299,624	307,115	314,793	322,663	330,730	338,998	347,473	356,160	\$ 3,198,823
Phase 2 Subtotal						\$ 1,662,021	\$ 1,694,311	\$ 1,723,395	\$ 1,754,254	\$ 1,785,905	\$ 1,669,854	\$ 1,560,570	\$ 1,599,584	\$ 1,639,574	\$ 1,680,564	\$ 16,770,032
GRAND TOTAL						\$ 1,771,026	\$ 1,806,451	\$ 1,838,760	\$ 1,872,937	\$ 1,908,003	\$ 1,795,465	\$ 1,689,796	\$ 1,732,530	\$ 1,776,348	\$ 1,821,277	\$ 18,012,593

- Notes:
1. Cost per square foot based on average monthly lease/facilities cost in FY17. Variation due to mix of net and gross square footage and other individual building circumstances; see notes below for additional information.
 2. FY17 lease amount based on contracted rate. FY18 and beyond inflated at 3.0% per year for consistency with prior lease terms. Lease includes space for City Attorney's Office which is not included in Phase 1. Square footage does not include Harris Hall.
 3. Located in City-owned building, with lease payment. FY17 amount is Adopted Budget lease rate which is all-inclusive. FY18 and beyond inflated at 2.5% per year.
 4. Located in City-owned building, no lease payment. FY17 amount is Adopted Budget ISF Facilities rate which includes major maintenance (61514), operations (61515), and utilities (61519). FY18 and beyond inflated at 2.5% per year.
 5. FY17-22 lease amounts based on contracted rate of \$1.95/SF through 3/31/17 and then estimated market value of \$2.00/SF through 3/31/22, plus annual operating cost adjustment of approximately \$7,900, minus annual property tax credit of approximately \$6,200. Monthly lease rate excludes property tax exemption. FY23 and beyond inflated at 2.5% per year.
 6. FY17-22 lease amounts based on contracted rate of \$1.95/SF through 3/31/17 and then estimated market value of \$2.00/SF through 3/31/22, plus annual operating cost adjustment of approximately \$5,100, minus annual property tax credit of approximately \$4,000. Monthly lease rate excludes property tax exemption. FY23 and beyond inflated at 2.5% per year.
 7. FY17-22 lease amounts based on contracted CY16-21 monthly rents of \$35,602, \$35,997, \$36,404, \$36,823, \$37,254, and \$37,698, plus annual utilities cost of approximately \$75,000 (61400) given that utilities are metered separately. Monthly lease rate includes property tax exemption. Contracted CY16-21 monthly rents include base rent plus tenant improvement costs; only base rent is included starting CY22 at estimated rate of \$0.73/SF. FY23 and beyond inflated at 2.5% per year.
 8. FY17 lease amount based on CY16 monthly rent of \$6,467 plus additional HVAC amount of \$70. Monthly lease rate includes property tax exemption and allows for annual CPI adjustment. FY18 and beyond inflated at 2.5% per year.
 9. FY17-19 lease amounts based on contracted CY16-18 monthly rents of \$26,976, \$27,516, and \$28,066 minus annual property tax credit of approximately \$39,000. Monthly lease rate excludes property tax exemption. FY20 and beyond inflated at 2.5% per year.

Legend	
	City-owned building, no lease payment (Downtown Library)
	City-owned building, with lease payment (Atrium Building)
	Lease with third party